

## - WORK NOTES -

**EPA O&M Meeting – 1<sup>st</sup> meeting**  
**February 11, 2004**  
**Venture Fireside Room**

The Operations and Maintenance Team members present: Ron Anderson, Jim Christiansen, Craig French, Charlene Leckrone, Alan Stringer, Dan Thede and Wendy Thomi. Facilitator: Sandy Matheny. Guests: George Keck, Libby and Dale Vodehnal, EPA Denver

**AGENDA**

1. Agree on How we're going to operate (Guidelines)
2. Clarify Who we are (Roles)
3. Clarify Why we're here (Purpose)

**Operating Guidelines**

- The overall purpose of the group is to generate and thoroughly discuss ideas
- Focus will be on what *will or could be*, not on what *was or should have been*
- Make this creative, fun
- Look for several "right" answers
- Common rules of Courtesy apply
  - On time – starting and ending
  - Air time respected
  - Listening to hear
  - Honesty with Tact

**Who - Roles**

We did not spend a lot of time formalizing roles. While EPA retains authority and responsibility for O&M decisions, the program will be developed with input from interested and affected parties. The City, County, State, W.R. Grace and EPA representatives comprise the main start up team. A Troy representative is being invited. The 'start-up' team will be laying groundwork for involving other affected parties.

Guidelines are not yet determined for including guests (or observers) or for keeping the news media informed.

## **Purpose**

### **Purpose of Operation & Maintenance Group (EPA, 1/29/04)**

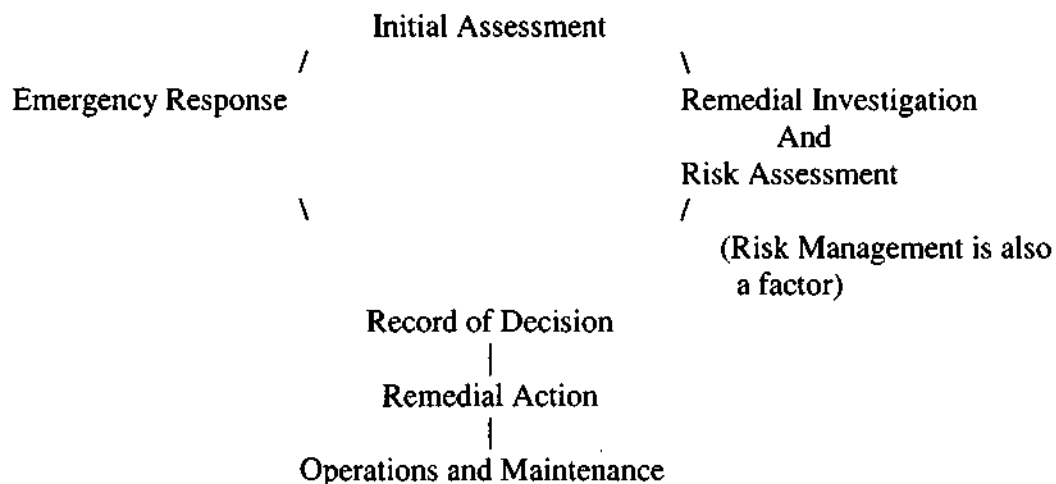
Operation and Maintenance (O&M) is a general term for the long-term actions or programs that usually follow or complement the primary cleanup at Superfund sites. People often think of O&M as the phase of the cleanup that occurs after "EPA leaves town," but some parts of O&M may occur at any time. Typically, O&M may include things such as: maintenance or repair of containment structures (e.g., landfill covers, walls); local ordinances or notification procedures for new discoveries of contamination; cleanup and disposal procedures; educational programs; or long-term operation of ground water treatment systems such as those for the Libby Groundwater Site. Generally, O&M is the responsibility of Potentially Responsible Parties or States, but many parties can have a role.

In Libby, there are many unique issues associated with the long-term aspects of cleanup. Many of these need to be addressed immediately, and some will require extensive coordination and planning. To begin planning for O&M, EPA will work with a group of people who may have the legal authority or financial responsibility for implementing these long-term parts of the cleanup plan. The group will be an advisory /discussion group, not a decision making body. EPA will ultimately make the cleanup decisions with the benefit of the information that local government and others can provide. While the start-up group is small, many people will be asked to participate as the group discusses issues over which they have influence or in which they have an interest.

## **Discussion**

Focus will primarily be on residential and commercial properties. (Recognizing larger areas such as the Port Authority property, the mine site, etc. will be discussed).

### **Traditional Superfund Pipeline**



### **Short Term Issues**

1. System for Renters – (Association of Landlords? Disclosure if you sign a lease? Transaction process for buyers is basically in place)
2. EPA's Cleanup Completion Letter can assist in property transfers. What can/should the letter say about:
  - Material left in the home?
  - If it's not known whether material is left in the home?
  - The form of vermiculite remaining?

EPA is drafting a letter for the group to discuss.

3. What to do if you 'bump' into vermiculite? (e.g. Gas stations, new sewer lines, boat ramp, new construction, etc. ) The response to this while EPA is here is easier, later on is the key. Who is in charge later? How much is discovered and what is acceptable? How is this regulated? Local ordinance?
4. How do I live with this stuff right now? How do we deal with dust, remodeling, demolition, and transportation issues. Need simple and practical responses. What are acceptable levels and what becomes the long-term answers?
5. Demolition – This is a short term and a long term issue. How do I stay safe and legal? What about when the structure burns down. What is "allowed"? Non-detect? Air testing costs? Certified inspector costs?
6. HEPA Vacuum Program – Need to discuss thoughts, changes, suggestions.
7. Tracking costs for later use.
8. Remodeling issues.

### **Long Term Issues**

1. Ensure capacity of the Asbestos cell.
2. Management of the asbestos cell in perpetuity (ground water containment, etc.) State will have to make assurances. Tripartite agreements are often used.
3. New discoveries of contamination. What mechanisms are in place? Level of response? Who makes the determination? Participation by State, County, Cities, Grace?

4. Documenting contamination EPA leaves behind. (A property-specific GIS database is being kept. Historical tracks of what's been done – a sort of "Go To" database for fires, remodeling, etc.).
5. Design a program for what to do with it. (And what if I'm doing it myself?)

And.... So we don't lose these thoughts:

There was general discussion regarding O&M complications with Libby site. Land use restrictions, institutional controls, local ordinances, access restrictions, containment structure management. Who funds, who oversees, when does the State become responsible, assurances, 10% match requirements, recoverable costs?

**Early and Continuous Education and Training is an overall issue/goal for short term and long term.**

## **NEXT MEETING**

**March 10<sup>th</sup> from 1:00 pm – 3:00 pm in the Fireside Room at the Venture.** (I reserved the room from noon on in case we want to eat lunch and work as well).

Focus will be on a renter's system, the EPA "Completion" Letter, highlighting additional issues (tracking costs?), and news media information plans.

**The Prize?** A simple, practical, safe, informed, ethical program